

The Lakes of Windermere Community Association, Inc.

FINANCIAL STATEMENTS
FOR
PERIOD ENDING

11/30/2025

Prepared
By:



**6972 Lake Gloria Blvd
Orlando, FL 32809-3200**

The Lakes of Windermere Community Association, Inc.
Balance Sheet
11/30/2025

Assets

Cash - Operating

1001 - Operating Account - Alliance (Sweep)	(\$2,805.37)
1003 - Operating Account - Alliance ICS 3.50% (Sweep)	\$32,772.97
1050 - Operating Money Market - First Horizon 3.50%	\$210,061.19

<u>Cash - Operating Total</u>	\$240,028.79
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Cash - Reserves

1100 - Reserve Money Market - Alliance (Sweep)	\$42,903.07
1101 - Reserve Account - Alliance ICS 3.50% (Sweep)	\$214,463.73
1120 - Reserve CDAR - Alliance 4.40% 10/25	\$787,104.20

<u>Cash - Reserves Total</u>	\$1,044,471.00
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Current Assets - Accts Receivable

1210 - Assessment Receivable	\$11,344.19
1220 - Allowance for Bad Debt	(\$3,675.84)

<u>Current Assets - Accts Receivable Total</u>	\$7,668.35
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Current Assets - Other

1310 - Deposit - Duke Energy	\$4,325.00
1320 - Deposit - Orange County Utility	\$3,247.06
1330 - Due From Bahta ALF	\$6,326.58
1410 - Prepaid Commercial Umbrella / Property 9/26	\$22,368.09
1420 - Prepaid General Liability 09/26	\$5,782.01
1430 - Prepaid Directors & Officers / Crime 09/26	\$3,520.49
1450 - Prepaid Workers Compensation 09/26	\$377.24

<u>Current Assets - Other Total</u>	\$45,946.47
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<i>Assets Total</i>	\$1,338,114.61
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Liabilities and Equity

Liabilities

2010 - Accounts Payable	\$25,584.20
2020 - Prepaid Assessments	\$49,416.88
2060 - Deferred Assessments	\$48,480.00

<u>Liabilities Total</u>	\$123,481.08
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Reserves

3020 - Reserves - Property Site Elements	\$336,660.66
3030 - Reserves - Fountain	\$71,847.41
3040 - Reserves - Irrigation	\$78,550.99
3050 - Reserves - Painting	\$15,238.45
3060 - Reserves - Paving Alleys	\$39,662.03
3070 - Reserves - Pool Equipment	\$22,868.36
3080 - Reserves - Pool Furniture	\$17,419.65
3081 - Spent from Reserves - Pool Furniture	(\$16,904.81)
3090 - Reserves - Pool Fence	\$56,778.08
3100 - Reserves - Pool Deck	\$36,807.30
3110 - Reserves - Pool Resurfacing	\$44,983.60
3120 - Reserves - Roof	\$27,689.28
3130 - Reserves - Sealcoating Alleys	\$21,891.65

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3140 - Reserves - Tennis Courts	\$38,592.44	
3230 - Reserves - Unrestricted	\$218,914.25	
3399 - Interest on Reserve Acct	\$33,471.66	
<u>Reserves Total</u>	<u>\$1,044,471.00</u>	
<u>Retained Earnings</u>	\$219,952.93	
<u>Net Income</u>	(\$49,790.40)	
<i>Liabilities & Equity Total</i>		\$1,338,114.61